

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, June 6, 2016  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward,  
Members absent: S. Westa  
Alternates present: K. Fratoni  
Alternates absent: P. Aho, T. Berthelot  
Staff present: Linda Painter, Director of Planning and Development  
Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 7:10 p.m. and appointed Fratoni to act.

**APPROVAL OF MINUTES:**

**A. May 16, 2016- Regular Meeting:**

Ryan MOVED, Chandy seconded, to approve the 05-16-2016 minutes as presented. MOTION PASSED with all in favor except Fratoni who disqualified herself. Lewis noted that he listened to the recording.

**ZONING AGENT'S REPORT:**

No report presented.

**OLD BUSINESS:**

**A. ZONING AMENDMENT APPLICATION, 91 & 93 MEADOWBROOK LANE (PZC FILE 1338)**

Hall volunteered to work with staff on a motion for the next meeting.

**B. SPECIAL PERMIT APPLICATION, MEADOWBROOK GARDENS, 91 & 93 MEADOWBROOK LANE (PZC FILE 1284-3)**

Hall volunteered to work with staff on a motion for the next meeting.

**C. AMENDMENT TO ZONING REGULATIONS RELATED TO THE BUSINESS ZONE, S. SCHRAGER (PZC FILE 1341)**

Tabled pending a 6/20/16 Public Hearing.

**D. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT**

Tabled pending a 6/20/16 Public Hearing.

**E. REQUEST FOR PRE-APPLICATION REVIEW: THE LODGES AT STORRS, HUNTING LODGE ROAD/ NORTHWOODS ROAD**

Anthony Giorgio and Jeffrey Resetco presented an overview of the proposed multi-family project. They stated that the design anticipated that the regulation defining "family" would be revised to allow four unrelated individuals to reside in a unit in a project of this type. Members commented regarding the following issues: parking and traffic generation; proposed density/project size; potential impact on natural resources; compatibility of developments along Hunting Lodge Road; placement of buildings, scale of buildings, sustainable design; light pollution; long-term property management and due to the fact that the project as presently designed cannot be built under the current regulations, whether the wetlands application was premature.

**NEW BUSINESS:**

**A. GRAVEL PERMIT RENEWAL REQUESTS**

Hall MOVED, Rawn seconded, to set a public hearing for June 20, 2016, to hear gravel renewal requests and to refer to relevant staff for review. MOTION PASSED UNANIMOUSLY.

**B. REQUEST FOR MODIFICATION TO EFFICIENCY UNIT PERMIT, S. & C. SORRELS (PZC FILE 1332)**

Rawn MOVED, Ausburger seconded, to deny the modification request and require the applicant to submit a new Special Permit Application for the requested change. MOTION PASSED with all in favor except Hall who was opposed.

**C. ZONING REGULATION REVISIONS-MULTI-FAMILY**

Painter reviewed the proposed approach to Multi-Family Housing Regulations with the Commission. Members generally concurring with the approach, and identifying the need for appropriate transitions between established single-family neighborhoods and new multi-family developments. Staff will refer the draft approach to various committees for review and comment.

**REPORTS FROM OFFICERS AND COMMITTEES:**

Painter reviewed her report and called attention to UConn's determination that no Environmental Impact Evaluation will be required for the new student recreation center.

**COMMUNICATIONS AND BILLS:**

Noted.

**ADJOURNMENT:**

The Chair declared the meeting adjourned at 8:34 p.m.

Respectfully submitted,

Vera S. Ward, Secretary